

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JUNE 21, 2006
(Approved July 19, 2006)

The Planning Commission held their monthly meeting on Wednesday, June 21, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, and Kathryn Alexis. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

Mrs. Wendy Manley was present to discuss the 40-foot strip owned by her neighbor, Mr. Stone. Mrs. Manley inquired about the best means to achieve adding the strip of land to the Enclave at Ellis Woods project. The Planning Commission recommended the minor subdivision plan process. Mr. Stone's realtor, Marie Boivour, noted concerns of potential road widening issues. The Planning Commission recommended an engineering assessment be performed to investigate possible impact.

1. MINUTES

Mr. Woessner moved to approve the May 17, 2006 monthly meeting minutes as amended. Mr. Kolb seconded the motion. Mrs. Alexis abstained due to her absence at the June 21, 2006 monthly meeting. The motion carried with a 3-0-1 vote. Amendment being under subheading, Coventry Business Park, in the second sentence note that the easement is a 'farm easement'.

Mr. Woessner moved to approve the June 1, 2006 workshop meeting minutes as amended. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote. Amendment being expansion on discussion regarding the Enclave at Ellis Woods project.

2. BEALER SUBDIVISION

Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. was present.

There was a review of the Bealer Subdivision plan last revised May 23, 2006 in accordance with Township Engineer letter dated May 25, 2006, Township Planner letter dated June 8, 2006, and Traffic Engineer letter dated June 14, 2006. It was noted that on Sheet 13 the 'crushed aggregate' should be changed to 'compacted 2A course aggregate'.

3. STRUTYNSKI DEVELOPMENT

Mr. Charles Garner, counsel for the applicant, was present. There was a brief discussion regarding the Strutynski development at Saylor's Mill and East Cedarville Roads. It was noted that a rezoning request must be submitted to the Board of Supervisors, a conditional use must be applied for, and application must be made to the Zoning Hearing Board for relief from the 25-acreage requirements.

4. NEUMAN SUBDIVISION

Mr. Gary Gaboriault and Mr. Joe Caroley of West Gate Land Development, Inc. were present.

Mr. Gaboriault and Mr. Caroley gave a brief overview of some changes that have been made to the Neuman Subdivision and Land Development plans. It was noted that only a right turn may be made into the proposed road and only a right turn may be made exiting the proposed road per PennDot standards. The Planning Commission noted difficulties that may be imposed on future homeowners due to the road restrictions.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

The Planning Commission requested a letter be sent to the appropriate parties noting that the land use plan in the Phoenixville Regional Plan shows rural areas in East Vincent next to commercial areas in East Coventry Township. There is a big disparity in uses. The East Coventry Township map shows commercial use next to rural use on the East Vincent map in the Parkerford area.

The next monthly meeting will be held July 19, 2006 at 7:00 p.m.

ADJOURNMENT

Mr. Kolb moved to adjourn the monthly meeting at 8:05 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary